

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, March 21, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder,
Hardwick, Linnell, Phillips,
Rankin and Sweeney.

ABSENT: Alderman Wilson

CLERK TO THE COUNCIL R. Thompson.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

His Worship the Mayor acknowledged the presence in the Council Chamber of students from Vancouver City College, under the direction of Miss Bristoll.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Broome,
SECONDED by Alderman Sweeney,

THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated March 14, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Broome,
SECONDED by Alderman Bird,

THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

UNFINISHED BUSINESSDelegation Matters:

It was agreed to defer the following matters, pending the hearing of delegations later this day:

- (a) 1943 Bickle-Seagrave Fire Engine;
- (b) Assessment of Properties not Maintained;
- (c) Capilano Stadium;
- (d) Requested Closure of Melrose Avenue
- Midlothian Avenue to Peveril Avenue.

COMMUNICATIONS OR PETITIONS

1. Request for Public Hearing
re Rezoning of S/S of Franklin St.
between Kaslo and Renfrew Streets:
Hastings Townsite Residents Association

MOVED by Alderman Rankin,

THAT, pursuant to the request from the Hastings Townsite Residents Association, the public hearing to deal with the application for rezoning of the south side of Franklin Street between Kaslo Street and Renfrew Street, be an evening meeting and held within the particular area affected.

- LOST.

MOVED by Alderman Rankin,

THAT the delegation request from the Hastings Townsite Residents Association, to support the evening meeting application, be granted.

- LOST.

2. Sale of City-owned Property:
S.E. Corner of Cambie and Georgia

Pursuant to a request from the firm of solicitors, Braidwood, Nuttall & MacKenzie, the Council agreed to hear a delegation in respect of sale of City-owned property at the south-east corner of Cambie Street and Georgia Street, on which Council took particular action at its meeting on March 7, 1972.

3. Invitation to 2nd Annual International Aviation Symposium:
Abbotsford International Air Show Society

A communication was noted from the Secretary-Manager of the Abbotsford International Air Show Society, extending an invitation to Vancouver to send elected or appointed officials to its 2nd Annual International Aviation Symposium, to be held at the University of British Columbia on August 8 and 9.

MOVED by Alderman Broome,

THAT this invitation be received.

- CARRIED.

4. Vancouver Port Authority:
New Developments

Alderman Sweeney reported as follows:

"At its March 17, 1972, meeting the Vancouver Port Authority has recommended to the Federal Government for approval by the Treasury Board as follows:

- 1) Development of a Container Terminal/General Cargo Complex at the Vancouver Ocean Terminal site. This development includes berthing for three container ships and will cover approximately 76 acres on the Vancouver waterfront (the site is D.L. 182 and 183) from LaPointe Pier on the east to Clark Drive on the west. Estimated cost of this facility is \$13 million.

(continued)

COMMUNICATIONS OR PETITIONS (cont'd)

**Vancouver Port Authority:
New Developments (continued)**

- 2) Development of a Steel/Lumber/General Cargo Terminal at D.L. 204 on the North Shore of Burrard Inlet just west of the Second Narrows Bridge. This Terminal will also accommodate three vessels and will cost \$12 million. Approximate size of this Terminal site is 42 acres.
- 3) Increased container storage capacity at Centennial Terminal by approximately 6 acres. This will be accommodated by tearing out existing surplus trackage and conversion to container storage area."

MOVED by Alderman Rankin,
THAT the foregoing information be received.

- CARRIED.

5. Swimming Pools: Templeton,
Lord Byng

A communication was received from the Chairman of the Vancouver School Board, reaffirming policy that two community-type swimming pools, to be constructed adjacent to secondary schools, be placed: one in the eastern section of the City (Templeton) and one in the western section (Lord Byng).

A communication from the Principal of Templeton Secondary School was received, advising of a petition to be presented to Council in respect of a swimming pool at Templeton, and requesting an opportunity to appear today, to speak to the matter.

MOVED by Alderman Linnell,

THAT these communications be received, and it be recommended to the Park Board that a swimming pool be established at Templeton Secondary School, regardless of the fact that the Council is committed by the Five Year Plan to construct a pool in the Britannia complex.

(deferred)

MOVED by Alderman Broome,

THAT the whole matter, including the foregoing motion, be deferred, pending the hearing of the Templeton delegation later this day.

- CARRIED.
(See Pages 19 and 20)

6. Hastings Street Beautification Project, and Pioneer Place

A communication was noted from the Improvement Downtown East Area Society, requesting an opportunity of appearing before Council when the "Hastings Street Beautification Project Cambie to Carrall Streets Areaways and Mid-block Crossings" report, and the report on "Pioneer Place - Design and Costs", are before Council.

(continued)

COMMUNICATIONS OR PETITIONS (cont'd)

Hastings Street Beautification
Project, and Pioneer Place
(continued)

It was noted that the "Hastings Street Beautification Project" report was before Council this day, but the "Pioneer Place" report was not available.

MOVED by Alderman Bird,

THAT the delegation request be approved, and the delegation be heard when the two reports are before Council for consideration.

In the meantime, copies of the two reports, when available, be furnished to the Society.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration,
GENERAL REPORT, March 17, 1972

WORKS AND UTILITY MATTERS

Proposed Summer Employment
Project - Chinatown Sidewalks
(Clause 4)

In connection with this particular project, as set out in this clause, a communication was noted from the Vancouver Civic Employees Union, under date of March 17, 1972, opposing that portion of the project which proposes that work be performed by Chinese students. It was requested a delegation be heard.

MOVED by Alderman Phillips,

THAT the project, set out in Clause 4 of the Board of Administration report (Works and Utility Matters), dated March 17, 1972, not be approved, and the Union be advised accordingly.

— CARRIED.

Balance of Works and Utility Matters

MOVED by Alderman Adams,

THAT Clauses 1 and 2 of the Board of Administration report (Works and Utility Matters), dated March 17, 1972, be adopted; and Clause 3 be received for information.

- CARRIED.

SOCIAL SERVICE AND HEALTH MATTERS

MOVED by Alderman Bird,

THAT the report of the Board of Administration (Social Service and Health Matters), dated March 17, 1972, be received for information.

— CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

BUILDING AND PLANNING MATTERS

Public Housing (Clause 1)

MOVED by Alderman Bird,

THAT Clause 1 of the Board of Administration report (Building and Planning Matters), dated March 17, 1972, be adopted.

- CARRIED.

The Construction of a One-Storey Addition
to the Existing Bottling Plant (Coca
Cola) at 1818 Cornwall Street
(Clause 2)

MOVED by Alderman Hardwick,

THAT further consideration of this clause be deferred, pending an opportunity being given to the Hudson P.T.A. to be informed of the contents, and given an opportunity to comment if the organization wishes.

- CARRIED.

LICENSES AND CLAIMS MATTERS

Private Hospital Cases

MOVED by Alderman Broome,

- (a) THAT the report of the Board of Administration (Licenses and Claims Matters), dated March 17, 1972, be adopted;
- (b) THAT the City, through the Corporation Counsel, take the necessary steps to apply to the Provincial Secretary for a fiat to permit the City of Vancouver to seek recovery from the Provincial government of the excess monies that the City has been required to pay to the Private Hospitals for Social Assistance patients for the period since March 1, 1968;
- (c) THAT His Worship the Mayor be requested to communicate with the Mayors of other communities in similar circumstances, and form a joint committee, to meet in Victoria with the appropriate Minister.

- CARRIED.

FIRE AND TRAFFIC MATTERS

MOVED by Alderman Hardwick,

THAT Clause 1 of the Board of Administration report (Fire and Traffic Matters), dated March 17, 1972, be adopted; and Clause 2 be received for information.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

FINANCE MATTERS

Museums Department -
Reorganization and Operation
(Clause 4)

After due consideration of this Clause, it was

MOVED by Alderman Broome,

THAT time be granted beyond the take-over date of April 1, 1972, for the Board of Administration to complete negotiations as soon as possible thereafter with the Vancouver Museums and Planetarium Association, and the Board of Administration report back on the effective date of execution of the new agreement.

— CARRIED.

Pacific National Exhibition -
1972 Operating and Capital Budgets
(Clause 6)

MOVED by Alderman Bird,

THAT the 1972 Operating budget of the P.N.E. be received for information, and the 1972 Capital budget be approved.

- CARRIED.

Balance of Finance Matters

MOVED by Alderman Sweeney,

THAT Clauses 1, 2 and 3 of the Board of Administration report (Finance Matters), dated March 17, 1972, be adopted; and Clause 5 be received for information.

- CARRIED.

B. Personnel Matters,
Regular Report,
March 10, 1972

See pages 319, 320
for Band report.

MOVED by Alderman Sweeney,

THAT the report of the Board of Administration (Personnel Matters, Regular Report), dated March 10, 1972, be adopted.

- CARRIED.

C. Property Matters,
March 17, 1972

Sale of City-owned Lots, S/S 6th Avenue,
between Scotia and Brunswick Streets
(Royal Canadian Legion--Mt. Pleasant Branch)
(Clause 1)

It was agreed to defer consideration of this clause, pending the hearing of a delegation from Mount Pleasant Branch, No. 177 Royal Canadian Legion, in accordance with the request received.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Property Matters,
March 17, 1972
(continued)

Georgia Viaduct Replacement
274-278 Union Street and
809 Gore Avenue
(Clause 2)

After due consideration, it was

MOVED by Alderman Bird,

THAT direct sale of Lot 14, Block 20, D.L. 196, to the owner of adjoining Lot 15, without prior advertising, be approved, subject to the terms and conditions recommended in Clause 2 of the Board of Administration report (Property Matters), dated March 17, 1972.

- CARRIED.

Balance of Property Matters

MOVED by Alderman Bird,

THAT Clause 3 of the Board of Administration report (Property Matters), dated March 17, 1972, be received for information.

- CARRIED.

D. City Prosecutor's Office

The Board of Administration, under date of March 17, 1972, submitted the following report in regard to the City Prosecutor's Office:

'Your Board have received a report from the Administrative Analyst recommending the establishment of an additional stenographic position in the office of the City Prosecutor.

The Acting Director of Personnel Services reports that the duties of the proposed position fall within those of a Clerk Stenographer II classification, Pay Grade 10 (\$416-491 1971 rates), and recommends that the position be so classified effective when adopted. The incumbent to receive an additional one-third of two pay grades for working every third Saturday.

The estimated cost of the position for the balance of 1972 is \$4,698 and in a full twelve months, the cost is estimated at \$6,263.

The report has been discussed with the Manager of the Municipal and Regional Employees' Union who concurs.

Your Board RECOMMEND that one position of Clerk Stenographer II be established in the City Prosecutor's office in accordance with the attached report. '

MOVED by Alderman Bird.

THAT the recommendation in the foregoing Board of Administration report be approved.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Report of Standing Committee
on Planning and Development
- March 9, 1972

MOVED by Alderman Bird,
THAT the report of the Standing Committee on Planning and Development, dated March 9, 1972, be adopted.

- CARRIED.

F. Microfilming Staff

The Board of Administration, under date of March 17, 1972, submitted the following report in regard to Microfilming Staff:

'The City Engineer reports as follows:

"City Council on 10 April, 1969, adopted a joint report from the City Engineer, the Director of Permits & Licenses and the Director of Planning which recommended that the City proceed to institute a microfilming system for all its plans and technical records. A primary objective was to create a 'comprehensive microfilming system for all City records which will become capable of indefinite expansion as required'. Another objective which was stated in the report was that microfilming of all existing technical records and plans 'should take approximately five years'. After five years it would be possible to keep up with the microfilming of all currently produced plans and technical records as well as to expand to the microfilming of small documents in all of the other Departments. The R & S Committee will study the microfilming of small documents at that time.

After Council's approval of the above microfilming program, equipment was purchased and two persons were hired as initial staff to begin the microfilming program. The work has now been in progress for over a year and it has been determined that it will be impossible to achieve the objective of eliminating the backlog within five years with present staff. At the present rate of production this could take as long as ten years.

In view of the continuing risk involved in not having technical plans microfilmed (one reason why the program was instituted in the first place) and the fact that equipment is available to achieve the original objective of five years, it is unreasonable to prolong institution of the program over a period longer than five years. In addition, there are certain other pressing requirements. One of these is in the Permits & Licenses records, which must be moved before renovation of the subground floor can proceed to accommodate Data Processing facilities. This cannot be achieved in time at the existing production rate.

A work study has been carried out to determine what staff level is required to achieve the originally approved objective of eliminating all backlog within five years. It has been determined that existing staff is not sufficient to utilize fully the capacity of the camera, and that an additional camera operator is required.

The Acting Director of Personnel Services has classified the additional position as Microfilming Operator Pay Grade 10, which is the same as one of the existing positions. The proposed increase in staff at 1971 rates is estimated to cost \$5,400 for the remainder of 1972 and \$6,481 annually thereafter. The Comptroller of Accounts advises that if Council approves this report, the 1972 Departmental budget will be adjusted during budget review.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Microfilming Staff
(continued)

The Research & Systems Committee concurs that the proposal for additional staff is in keeping with the planned microfilming program and will be compatible with any expansion to small documents in the future, since the operator being added would be suitable for such work.

If the R & S review at that time determines that small documents processing is not to proceed and the growth in microfilming of technical plans is not sufficient to justify the additional staff member, a staff reduction will be made.

I recommend that a microfilm operator be engaged."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.'

MOVED by Alderman Sweeney,

THAT the recommendation in the foregoing Board of Administration report be approved.

- CARRIED.

G. Bill 49, Amendment to
Social Assistance Act

At the meeting of Council on March 14, 1972, Alderman Rankin submitted the following motion:

"THAT WHEREAS there is an Act to amend the Social Assistance Act presently before the Legislature;

AND WHEREAS this Act has far-reaching implications as far as the City of Vancouver is concerned;

AND WHEREAS the operative section is Section 3:

Re-enacts 2. Section 3 is repealed and the following is substituted:

3. (1) Subject to this Act and the regulations, the Minister may grant, out of moneys appropriated for that purpose by the Legislature, social assistance in such amounts as, in his absolute discretion, he considers advisable, to assist, in whole or in part, individuals, whether adult or minor, or families, who are unable to provide for themselves.

(2) In accordance with the regulations, the Minister may, in his absolute discretion,

- (a) determine the eligibility of persons for social assistance;
- (b) fix the rate or amount of social assistance for those persons; and
- (c) discontinue, reduce, or increase the rate or amount of social assistance

either on the basis of criteria that may be applied generally to certain persons or classes of persons, or to individual persons; and for that purpose may

- (d) establish general qualifications and requirements in respect of entitlement to a grant;
- (e) fix general rates, categories of rates, and amounts payable in respect of grants under this Act; and
- (f) delegate to any person such of his powers and duties, to be exercised under his direction, as he may consider necessary to carry out the provisions of the Act and regulations.

THEREFORE BE IT RESOLVED THAT this Council oppose said amendment of Section 3 by reason of the absolute discretion vested in the Minister of Rehabilitation and Social Improvement."

(Deferred)

The motion was deferred at that time, to obtain a report from

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Bill 49, Amendment to
Social Assistance Act
(continued)

the Director of Welfare and Rehabilitation on the Provincial government regulations to be added by the cabinet.

In this regard, the Board of Administration, under date of March 20, 1972, submitted a report from the Director, as follows:

'The Director of Welfare and Rehabilitation reports as follows:

"On March 14, 1972, City Council considered a motion presented by Alderman Harry Rankin, recommending that Council approve a resolution opposing amendment of Section 3 of the Social Assistance Act. On Alderman Rankin's suggestion, the motion was deferred to the next meeting of Council pending a report from the Director of Welfare and Rehabilitation on what is to be included in the amended regulations to the Act.

To date I have not received anything in writing from the Department of Rehabilitation and Social Improvement on this subject. However, from my discussions of the past week with the Deputy Minister and Assistant Deputy Minister of the Department, I understand that the intent of the Amendments to the Social Assistance Act is to clarify the future responsibility of the Legislature, the Minister, and the Director relative to eligibility criteria and rates of assistance.

Under the present Social Allowances Act, Section 3 reads as follows:

'Social assistance may be granted out of funds appropriated by the Legislature for the purpose of individuals, whether adult or minor, or to families, who through mental or physical illness or other exigency are unable to provide in whole or in part by their own efforts, through other security measures, or from income and other resources, necessities essential to maintain or assist in maintaining a reasonably normal and healthy existence. R. S. 1948, c. 310, s. 3.'

The above makes no reference to the powers of the Legislature, Minister or Director with regard to eligibility criteria or rates of assistance.

Section 13 of the Social Assistance Act details the powers of the Director which are listed below:

'13. Director

- (a) is charged with the general administration of this Act;
- (b) may delegate duties under his supervision to departmental officers appointed pursuant to the provisions of the Civil Service Act, or to such municipal authorities as are responsible for the administration of social assistance;
- (c) shall supervise local government and municipal units (under whatever name they may function) that dispense funds authorized under this Act;
- (d) subject to the approval of the Minister, is empowered to establish regulations and formulate policies not inconsistent with this Act for the Administration of social assistance throughout the Province as a whole and for the local administration thereof;
- (e) is empowered to withhold Provincial funds if local authorities fail to comply with any of the provisions of this Act or of any of the regulations made pursuant to clause (d);

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Bill 49, Amendment to
Social Assistance Act
(continued)

(f) may grant social assistance to any person in any local area who is eligible under this Act where there is reason to believe the withholding of such assistance might cause unreasonable distress, and in such case, by any action approved by the Minister, may recover any moneys actually expended in granting such assistance from the local area in which the person has residence in accordance with the Residence and Responsibility Act. R.S. 1948, c. 310, s. 13.'

The above section gives the director and minister absolute discretion to make eligibility rules and set rates of assistance. The only controlling factor is the amount of money voted by the Legislature.

Unfortunately the public has not been made aware of other amendments to the Social Assistance Act - Section 13 is amended by

- (a) by repealing clause (d) of Section 13, and
- (b) by striking out the words 'made pursuant to clause (d)' in the third line of clause (e).

The Act is further amended by adding, after Section 13, the following as Section 14:

'For the purpose of carrying out the provisions of this Act according to their intent, the Lieutenant Governor in Council may make such regulations and orders as are ancillary thereto and not inconsistent therewith and as are considered necessary or advisable; and every regulation and order made under this section shall be deemed part of the Act and has the force of law; and, without limiting the generality of the foregoing, may make regulations

ity of the foregoing, may make regulations

- (a) limiting the rate or amount of social assistance to be provided, or contributed to,
 - (i) by a municipality, as defined in the Municipal Act;
 - or
 - (ii) by the City of Vancouver;
- (b) prescribing classes of social assistance and the items composing such classes and the amount or cost thereof;
- (c) defining persons unable to provide for themselves or prescribing classes of such persons;
- (d) prescribing rules for eligibility of persons or classes of persons for social assistance;
- (e) prescribing rules for determining the rate or amount of social assistance;
- (f) prescribing procedures and forms to be followed and used for the purpose of this Act or the regulations;
- (g) prescribing the manner of making application for social assistance and the conditions to be complied with in order to be eligible to receive social assistance;
- (h) defining expressions for the purpose of the regulations;
- (i) generally respecting any other matter required for the administration of this Act and regulations.'

With the above amendment there is a shift in authority from the Minister and the Director to the Lieutenant Governor in Council who will have the authority to establish eligibility criteria and rates of assistance.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)Bill 49, Amendment to
Social Assistance Act
(continued)

I am further advised by the Assistant Deputy Minister that the word 'absolute' in the amendment to section 3 of the Social Assistance Act has been removed by a recent motion presented to the House by the Hon. Minister of Rehabilitation and Social Improvement, and approved.

The present regulations in the Social Assistance Act do not provide clear definitions of what is meant by 'need of the applicant shall be the determining factor in granting assistance and the amount thereof' and 'assistance required to maintain a normal and healthy existence'. Because of this vagueness any Social Assistance recipient can ask for sufficient money to meet his or her needs as they see them. There is no clear statement in legislation against which the recipient's statement of need can be measured. This is precisely what has caused over 300 appeals in Vancouver.

In my opinion, the amendment to Section 3 and Section 13 and inclusion of Section 14 is absolutely necessary to clarify a confusing situation and to establish in legislation the responsibility of the Legislature to set eligibility criteria and rates of assistance. I find the wording of the amendment to Section 3 rather poor and confusing, however the intent is clear."

YOUR BOARD

SUBMITS the foregoing report for information.

(A copy of Bill 49 is on file in the City Clerk's office.)

MOVED by Alderman Broome,

THAT the foregoing Board of Administration report be received for information.

- CARRIED.

MOVED by Alderman Rankin,

THAT the subject matter, together with the motion submitted by Alderman Rankin to the March 14 Council meeting, be referred to an early meeting of the Standing Committee on Health and Welfare, to obtain a full report from the Director of Welfare and Rehabilitation in regard to the effect of the legislation, and to submit any recommendations he may consider advisable with respect to the City's future position.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

H. Block 42 - Construction
on Georgia Street

The Board of Administration, under date of March 20, 1972, submitted the following report in regard to Block 42 - Construction on Georgia Street:

'The City Engineer reports as follows:

"The Architects for Pacific Centre Ltd. have requested, by letter dated March 8, 1972, that approval be given by the City for the commencement of construction on Georgia Street related to Block 42.

The Architects' letter states, in part, that

'Of immediate importance is the necessary approval from the City which would permit us to commence work on Georgia Street, which in the first phase is the drilling and placement of caissons to accommodate the steel structure for the under-street development. We have indicated that unless approval is obtained for this work by March 21, it could put us into a delay position as our schedule indicates that we must have contracts awarded so that work can commence by April 10'.

Although we will be reporting to Council on the overall traffic arrangements for all phases of the Block 42 construction, this first phase of the work has been reviewed separately in view of the Developer's concern with timing.

In this first phase, which is expected to take approximately three months, two lanes will be closed on Georgia between Granville and Howe Streets, leaving four lanes for traffic, while the caissons are drilled and placed. (In subsequent phases, columns will be placed in the caissons to support the road surface, which will then permit four lanes of traffic to be maintained on Georgia Street while excavation and construction takes place under the reconstructed street.)

In the circumstances, this arrangement is satisfactory from a traffic standpoint, and the necessary barricading and signing will be handled departmentally, at the developer's expense."

Your Board submits the above matter to Council for INFORMATION.

MOVED by Alderman Hardwick,

THAT the foregoing Board of Administration report be received for information.

- CARRIED.

I. Fairview Corporation (British Columbia)
Limited and Block 42 Undersurface Lease

The Board of Administration, under date of March 7, 1972, submitted the following report in regard to Fairview Corporation (British Columbia) Limited and Block 42 Undersurface Lease:

'The City Engineer and Corporation Counsel report as follows:

"On Tuesday, February 15, City Council tabled the Board of Administration report dated February 11th, 1972 entitled 'Fairview Corporation (British Columbia) Limited and Block 42 Undersurface Lease' and attached hereto. This report requested approval of the Block 42 Undersurface Lease and other related documents and was tabled pending receipt of a Board of Administration report on the parking situation as referred to in a Downtown Parking Corporation (DPC) letter dated February 8th, 1972, which Alderman Linnell has referred to the Board of Administration.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Fairview Corporation (British Columbia)
Limited and Block 42 Undersurface Lease
(continued)

The Block 52 parking garage has been open to the public for approximately five months and is being operated by the D.P.C. on behalf of the City. Based upon this initial operating experience, the D.P.C. has indicated in a letter dated February 8th, 1972 that several modifications in the control and access arrangements would improve the operation of the existing Block 52 garage and the planned Block 42 garage.

The City has met with the D.P.C. to discuss these considerations and some items have since been implemented while others require further study. Subsequently there will be discussions with the developer with a view towards implementing suitable proposals in the Block 52 garage and making provisions in the detailed design of the Block 42 garage.

The D.P.C. has advised the City that it is satisfied with these arrangements.

The Law Department has indicated that the resolution of the matters raised by the D.P.C. in its letter of February 8th, 1972 will not result in any change or amendments to the Block 42 Undersurface Lease and other documents referred to in the said report.

*
It is therefore RECOMMENDED that the clause in the Board of Administration report entitled 'Fairview Corporation (British Columbia) Limited and Block 42 Undersurface Lease' and tabled by Council on February 15th, be approved."

Your Board RECOMMENDS the foregoing report of the City Engineer and Corporation Counsel be adopted.

(* Clause 4, Board of Administration report (Building and Planning Matters), dated February 11, 1972.)

MOVED by Alderman Hardwick,

THAT the recommendations in the foregoing Board of Administration report be approved.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Adams,

THAT the Committee of the Whole rise and report.

- CARRIED.

MOVED by Alderman Adams,
SECONDED by Alderman Broome,

THAT the report of the Committee of the Whole be adopted.

- CARRIED.

BY-LAWS

BY-LAW TO AMEND BY-LAW NO. 2193,
BEING THE FIRE BY-LAW

MOVED by Alderman Bird,
SECONDED by Alderman Broome,

THAT leave be given to introduce a By-law to amend By-law No. 2193, being the Fire By-law, and the By-law be read a first time.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Broome,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Broome,

THAT Council do resolve itself into Committee of the Whole,
to consider and report on the By-law, His Worship the Mayor in
the Chair.

- CARRIED.

MOVED by Alderman Bird,

THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Bird,
SECONDED by Alderman Broome.

THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Broome,

THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

MOTIONS

1. Closure of 32nd Avenue,
Heather Street to Willow Street
for expansion of St. Vincent's Hospital

MOVED by Alderman Adams,
SECONDED by Alderman Rankin,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. St. Vincent's Hospital site lies on both sides of 32nd Avenue between Willow Street and Heather Street;
3. This portion of 32nd Avenue is surplus to the City of Vancouver highway requirements;
4. The Hospital has made application to acquire this portion of surplus highway in order to consolidate the lands into one site.

THEREFORE BE IT RESOLVED that all that portion of road dedicated by the deposit of plan 6684 lying between the productions northerly of the easterly and westerly limits of Block 818, District Lot 526, Group 1, New Westminster District, Plan 6684; the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated February 24th, 1972, and marginally numbered LE 2668, a print of which is hereunto annexed; be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED that the said closed lane and the abutting lots be consolidated to form one parcel.

- CARRIED.

2. Closing portion of Campbell Avenue
between Cordova Street and Powell Street

MOVED by Alderman Adams,
SECONDED by Alderman Rankin,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The City of Vancouver is the owner of lands on both sides of Campbell Avenue, between Cordova Street and Powell Street;
3. This portion of road is surplus to the City's highway requirements;
4. The City wishes to subdivide its holdings to the East of the road, together with the surplus portion of road.

(continued)

MOTIONS (continued)

Closing portion of Campbell Avenue
between Cordova Street and Powell Street
(continued)

THEREFORE BE IT RESOLVED that all that portion of road dedicated by the deposit of Plan 196 adjacent to Lots 1 and 40, Block 49, District Lot 181, Group 1, New Westminster District, Plan 196, described as follows:

Commencing at a point in the westerly limit of said Lot 1 at a point 28.97 feet southerly from the north westerly corner of said Lot 1;

Thence S 1° 38' 16" W 171.39 feet more or less following in the westerly limit of said Lots 1 and 40 to the south westerly corner of said Lot 40;

Thence N 88° 21' 44" W. 66 feet more or less to the south easterly corner of Lot "C", Block 50, Plan 14042, said District Lot 181;

Thence N 1° 38' 16" E. 162.21 feet more or less following in the easterly limit of said Lot "C" to the north easterly corner of said Lot "C";

Thence N 83° 44' 16" E. 66.63 feet more or less to the point of commencement. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated November 10, 1971, and marginally numbered LF 5887, a print of which is hereunto annexed, be closed, stopped up, title taken thereto and subdivided with abutting lots 1 to 4 and 37 to 40 said Block 49.

- CARRIED.

The Council recessed at approximately 10:45 a.m., and following an 'In Camera' meeting in the Mayor's office, recessed at 11:15 a.m., to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council reconvened at 2:00 p.m., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Calder,
Hardwick, Linnell, Phillips,
Rankin and Sweeney.

ABSENT: Alderman Adams
Alderman Wilson

DELEGATIONS AND UNFINISHED BUSINESS

1. 1943 Bickle-Seagrave Fire Engine

The Council further considered Board of Administration report (Fire and Traffic matters), dated January 7, 1972 setting out motion passed by Council on November 23, 1971, transferring ownership of a 1943 Bickle-Seagrave fire engine to Heritage Village at a nominal sum of \$1.00.

In the report it is advised that the B.C. Antique Fire Apparatus Association had requested the ownership be transferred to it. The Council, at its meeting on March 7, 1972, pursuant to requests received, decided to defer the matter pending the hearing of delegations.

Delegations were heard at this meeting from Heritage Village, filing a brief dated March 20, 1972, with respect to arrangements being made by this Association to receive the fire engine and house it, and from the B.C. Antique Fire Apparatus Association, which filed a brief dated March 21, 1972, urging Council to reverse its action and transfer the vehicle to it as originally requested.

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,

THAT the portion of the resolution of Council dated November 23, 1971, transferring ownership of this fire engine to Heritage Village, be rescinded.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,

SECONDED by Mr. Bickle,
THAT the ownership of the 1943 Bickle-Seagrave fire engine
be transferred to the B.C. Antique Fire Apparatus Association for
the nominal sum of \$1.00.

- CARRIED

2. Assessment of Properties not Maintained

The Council received a delegation from Mr. G. J. Hyde in support of his communication dated January 3, 1972, proposing that property owners responsible for unkempt premises have their assessments increased.

His Worship the Mayor suggested the matter be referred to him to take under advisement and to discuss with the Assessment Commissioner to enquire if he has any suggestions for Council consideration. Alderman Sweeney suggested that information be invited from the City of Winnipeg where there appears to be a bonus system for property improvement, and Alderman Phillips suggested an enquiry be made of the Province of Ontario where it is understood there is provision made for improvements up to a certain figure without affecting the assessment.

His Worship agreed to look into the matter accordingly.

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)3. Capilano Stadium

Board of Administration report (Harbours and Parks matters), dated March 3, 1972, regarding Capilano Stadium improvements and improvements to adjacent areas, was considered. The Superintendent of the Park Board appeared to answer questions of Council on financial aspects. After due consideration it was,

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,

THAT the following be approved, with the source of funds being as referred to in the Board of Administration report of March 3, 1972:

- (a) the revised Park Board proposal to undertake capital improvements to Capilano Stadium at a total cost of \$96,300, such improvements to include peripheral landscaping on Ontario and Midlothian Streets, plus \$2,100 for field maintenance for four months,
- (b) \$61,000 in advance of the 1972 Revenue Budget to carry out the foregoing work, in lieu of the \$61,000 previously approved for first year Capilano Stadium costs as noted in the Board of Administration report.

- CARRIED

4. Requested Closure of Melrose Avenue:
Midlothian Avenue to Peveril Avenue

The Council considered Board of Administration report (Works and Utility matters), dated March 10, 1972, in which the City Engineer reports on the Park Board request to close Melrose Avenue from Midlothian Avenue to Peveril Avenue. In setting out the Park Board request the City Engineer refers to the result of a survey made to obtain the reaction of residents in the area of the proposed closure. The City Engineer concludes that the advantages to the Park Board do not outweigh the inconvenience to the residents.

The Chairman of the Park Board appeared in explanation.

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,

THAT, pursuant to the Park Board request, Melrose Avenue be closed between Midlothian Avenue and Peveril Avenue, at no cost to the City.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)Swimming Pools: Templeton
Lord Byng (cont'd)

The Council further considered two communications in respect of the subject matter, one from the School Board in respect of proposed swimming pools at Lord Byng Secondary School in the west and Templeton Secondary School in the east, and one from the Principal of Templeton Secondary School asking an opportunity to appear in support of a swimming pool at that school. These communications were deferred from earlier consideration to hear a delegation from Templeton Secondary School.

The Principal of Templeton Secondary School appeared and submitted a large petition urging the swimming pool at Templeton be constructed.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Swimming Pools:
Templeton, Lord Byng (cont'd)

Alderman Linnell again moved the motion made earlier this day, reading as follows:

MOVED by Ald. Linnell,
 SECONDED by Ald. Broome,

THAT these communications be received, and it be recommended to the Park Board that a swimming pool be established at Templeton Secondary School, regardless of the fact that the Council is committed by the Five Year Plan to construct a pool in the Britannia complex.

- CARRIED

ENQUIRIES AND OTHER MATTERS

His Worship the Mayor -
Shannon Estate Property
57th Avenue and Granville

pursuant to request at the last Council meeting reported having taken up with the principals, conditions existing at the Shannon Estate property. It is advised security guards will be reinstated and it is proposed that development will commence in the near future.

Alderman Linnell -
Bill 49, Amendment to
Social Assistance Act

referred to the instruction earlier in the day that an early meeting of the Standing Committee on Health and Welfare be held to consider the subject matter of the Board of Administration report of March 20, 1972, regarding Bill 49, Amendment to Social Assistance Act.

The Alderman advised that the Director of Welfare and Rehabilitation is of the view it would be well to wait for the regulations to be brought down before having a meeting of the Standing Committee and that it could take approximately one month to receive such regulations. Alderman Linnell felt the Health and Welfare Committee meeting should not take place, therefore, until the regulations are known.

 The Council recessed at approximately 2:45 p.m. and reconvened at approximately 3:00 p.m., with the same personnel present.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Bird -
Rehabilitation: Stanley
and New Fountain Hotels

referred to the fact that one-half of the increase in taxes due to the rehabilitation program for the Stanley and New Fountain Hotels will be charged against the residing tenants and expressed opposition to this arrangement.

MOVED by Ald. Bird,
 SECONDED by Ald. Rankin

THAT this matter be referred to the Board of Administration for report back.

- CARRIED

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Hardwick -
Third Crossing:
Further meeting

enquired regarding delegations to be heard by Council on the Third Crossing. His Worship advised he intended to arrange for a limited number of the remaining delegations to be heard at each Council meeting until concluded.

Alderman Hardwick suggested consideration be given by the Mayor to have another Council meeting to hear all of the remaining delegations.

MOTIONS (cont'd)

3. Delegations: Policy

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,

THAT Council delegations be arranged by the City Clerk only on a twice a month basis, i.e. the first and third meetings, except in the case of July and August months when, due to the skip meeting schedule, the delegations be arranged on the first two meeting dates in each of such months;

FURTHER, the Council or the Mayor be authorized to vary this arrangement as advisable according to special circumstances.

(Notice)

Notice was called and recognized by the Chair.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair.

1. Vancouver Historic Advisory Board

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,

THAT WHEREAS the City has set up a Gastown-Chinatown Historic Area Advisory Board and has declared the Gastown-Chinatown area as an historic area;

AND WHEREAS there are many old buildings in the City of Vancouver outside the Gastown-Chinatown area which may well be worth preserving;

AND WHEREAS there are a number of unrelated studies going on at the present time of older buildings in Vancouver;

AND WHEREAS a Vancouver Historical Advisory Board could coordinate these various studies and eventually oversee the preservation of desirable older buildings;

THEREFORE BE IT RESOLVED that the Director of Planning and Civic Development report back to Council on steps needed to establish a Vancouver Historical Advisory Board and on the structure, duties and responsibilities of such a Board;

FURTHER THAT the Director of Planning and Civic Development be authorized to consult with Corporation Counsel through the Deputy Provincial Secretary to ensure that such a Board would fulfill the requirements of the Archaeological and Historic Sites Protection Act, 1960, under which buildings or sites may be considered for designation as historical objects.

(Notice)

NOTICE OF MOTION (cont'd)

2. License Fee:
Owner's Suite

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,

THAT WHEREAS there has always been a policy in licensed buildings to defer the license fee on the owner's suite:

AND WHEREAS certain amendments were made to the License By-law in December, 1971, which apparently did away with this particular policy;

THEREFORE BE IT RESOLVED THAT the Corporation Counsel be instructed to bring in amendments to the By-law whereby this type of suite will be excluded in the computation of the license fee for the premises.

(Notice)

— — — —

RECOGNITION: Mr. Clifford G. Reynolds
Mr. James Robison

At this point the Council recognized on retirement the long service rendered to the City by Mr. Clifford G. Reynolds and Mr. James Robison and in connection therewith the following motions were put:

Mr. Clifford G. Reynolds

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT WHEREAS on December 12, 1927, Clifford G. Reynolds joined the staff of the City of Vancouver;

AND WHEREAS on April 28, 1972, Clifford G. Reynolds will be retiring in his forty-fifth year of continuous service in the Finance Department of the City of Vancouver;

THEREFORE BE IT RESOLVED THAT the Council of the City of Vancouver be and is hereby recorded as extending to CLIFFORD G. REYNOLDS sincere appreciation and commendation for his loyal and devoted service.

- CARRIED UNANIMOUSLY

Mr. James Robison

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT WHEREAS on March 9, 1925, James Robison joined the staff of the City of Vancouver;

AND WHEREAS on March 31, 1972, James Robison will have completed forty-seven years of continuous service in the Department of Permits and Licenses in the City of Vancouver;

THEREFORE BE IT RESOLVED THAT the Council of the City of Vancouver be and is hereby recorded as extending to JAMES ROBISON sincere appreciation and commendation for his forty-seven years of loyal and devoted service.

- CARRIED UNANIMOUSLY

His Worship the Mayor, in referring to the long service of these employees, concluded by presenting silver trays in appreciation.

Mr. Reynolds and Mr. Robison expressed their appreciation.

—

The Council adjourned at approximately 3:05 p.m.

The foregoing are Minutes of the Regular Council meeting dated March 21, 1972, adopted on March 28, 1972.

Thomas Campbell
MAYOR

Shirley
CITY CLERK

March 17th, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Columbia-Quebec Connector

"The 1971/75 Capital Budget, approved by Council on the 20th and 27th of January, 1970, included the amount of \$885,000 for the completion of the Columbia-Quebec Connector.

Completion of this project has been awaiting the installation of an extension to the conveyor system which serves the lands of Lafarge Concrete Ltd., 1051 Main Street. This installation is now well underway and is scheduled to be completed by May 1st, 1972.

In order to meet the City's commitment towards the cost of the relocation of the Lafarge Concrete Ltd. conveyor, to complete the filling and to carry out the construction of the extensions of the Keefer and Quebec Streets storm sewers, \$385,000 should be appropriated from funds already allocated for this purpose.

I RECOMMEND, therefore, that the amount of \$385,000 be transferred from Account No. 147/7903, 'Special Arterial Connectors, Unallocated' to Account No. 142/1601, 'Columbia-Quebec Connector.' The remaining amount of the five-year plan allocation amounting to \$500,000 will be required for the construction of the Columbia-Quebec roadway at a future date."

Your Board RECOMMENDS that the foregoing be approved.

2. Re-Alignment of the North Curb of 12th Avenue East from Kingsway and Across Prince Edward Street

"The 1969 Streets Basic Capital Budget established funds for the acquisition of property at the northeast corner of Prince Edward Street and 12th Avenue and for the re-alignment of the north curb of 12th Avenue between Kingsway and Guelph Street by constructing a new curb 5 to 10 feet north of the existing curb.

Negotiations for the acquisition of the necessary property became protracted due to the reluctance of the property owner to sell the land. A recent change in ownership of the property has resulted in renewal of negotiations.

Following these negotiations, the Supervisor of Property and Insurance reports that:-

'The new owner has agreed to convey that portion of Lot 9 as shown outlined red on plan marginally numbered LF4413 for highway purposes, subject to:-

- (a) Payment for loss of land, 524 sq. feet - \$3,275.00;
- (b) City to replace concrete curbings (parking bumpers) to the new property line and if the property is asphalted, the asphalt be cut and left in good condition.

The price for the triangular strip is fair and reasonable and I endorse this settlement.'

/continued . . .

BOARD OF ADMINISTRATION, March 17th, 1972 (WORKS) 2

Clause #2 Continued

Due to the increase in cost of construction and land during the 3-year delay in performing this work, the original appropriation of \$11,000 for the work and property acquisition must be increased to \$14,000.

In 1963, studies were made with a view to stopping vehicular movements between 12th Avenue and Prince Edward Street. These movements are undesirable as they conflict with the major through and interchanging movements between 12th Avenue and Kingsway which are complicated by the oblique intersection of the two streets and the change in alignment of 12th Avenue west of the intersection. The earlier studies resulted in the restricting of traffic movement on Prince Edward Street to one way northbound. At that time, the desirable closure of Prince Edward Street and 12th Avenue was not implemented due to the opposition of the Biltmore Hotel owner, whose property abuts both sides of Prince Edward Street between 11th and 12th Avenues, excepting three lots on the east side, immediately south of 11th Avenue.

Recent discussions with the new owners of the Hotel indicate their willingness to accept this closure, provided a commercial crossing access to their car park on the east side of Prince Edward Street, immediately west of the lane east of Prince Edward Street, is provided.

It is therefore, proposed that vehicular access to Prince Edward Street and 12th Avenue be stopped by construction of curb and sidewalk across Prince Edward Street, on the setback alignment originally proposed for the north curb of 12th Avenue. North of 12th Avenue, Prince Edward Street would remain as a public thoroughfare having two-way traffic, with a turning area provided immediately north of 12th Avenue. The cost of this improvement is estimated to be \$15,000, or \$1,000 greater than the present estimated cost for the re-alignment previously approved by Council.

Any costs which may be borne by the City resulting from item (b) of the above property settlement can be avoided by immediate construction of these improvements prior to the pending development of the owner's car park.

I RECOMMEND that:-

- (a) The Supervisor of Property and Insurance be authorized to acquire the above property for \$3,275 and subject to the terms stated above, from funds allocated in Streets Capital Appropriation No. 145/2105.
- (b) Prince Edward Street be closed at 12th Avenue in the manner stated above and that the established Streets Capital Appropriation No. 145/2105 be increased by \$4,000 from funds available in Streets Capital Appropriation No. 147/7916, 'Miscellaneous Projects, Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

INFORMATION:

3. Winter Employment Program - Progress Report

The City Engineer reports:

"The City's participation in the Senior Government's Winter Employment Programs has completed the preparation-application-and-approval phase and all projects are underway. This seems an appropriate point at which to summarize the status for the information of Council.

Local Initiatives Program

This is a program for labour-intensive projects under which the Federal Government will pay wage costs up to an average of \$100 per week, plus up to 17% for fringe benefits and other costs. The program runs to the end of May 1972. The last day for applications was 31 January, 1972.

/continued . . .

Clause #3 Continued

The City advanced twenty-three Local Initiatives Projects spread among eleven departments. They range in size from one man to 150 men, and in nature from plumbing inspections to works of art and music.

The estimated total cost of the projects is about \$1,400,000 of which the City's share will be about \$580,000:
(\$420,000 from Capital Funds)
(\$160,000 from Revenue Budget)

All of these projects have been approved and are in full operation, except one which has been delayed by a reorganization in the Department concerned.

Federal-Provincial Employment Loans Program

This is a program for capital projects. The Federal Government will loan funds at a low interest rate and, in addition, will forgive an amount equal to 75% of the on-site labour cost to the end of May 1972. The forgiveness ends 31 May, 1972, but loans can be made up to the end of March 1973. The last day for applications was 31 January, 1972.

The City submitted six applications:

Project	Loan Amount	Status
Street Improvements	\$ 223,025	Approved
Sewer Improvements	\$1,235,000	\$500,000 approved
New Brighton Park Swimming Pool	\$ 250,000	Approved
Stanley Park Lawn Bowling Building	\$ 14,000	Approved
Provincial Courts Building	\$1,050,000	Not approved*
Crystal Aquatic Centre	\$2,500,000	Not approved*

(* These two projects had been approved under the previous 'Special Development Loans' program and were therefore disallowed as having been already planned for this period).

The estimated total 'forgiveness' on the approved projects is \$200,000.

Work is underway on all of the approved projects and is scheduled to be completed by the end of May so that full advantage will be taken of the forgiveness feature as well as of the low interest loans.

B.C. Job Opportunities Program

This is a program under which the Province pays one-half of the wage cost (plus fringe benefits) of persons hired into new jobs, providing they have been residents of B.C. for twelve months and on welfare for three months. This program runs to the end of April 1972. Unlike the two Federal programs it does not involve approval of projects, but rather the qualification of people. Those who qualify are issued a Certificate of Opportunity.

If persons with Certificates of Opportunity are hired onto Local Initiative projects the Province will pay the excess of wages over the Federal \$100 per week. On Employment Loan Projects the Province (Federal 75% forgiveness) will pay the remaining 25%.

Estimated credits for this program to 30 April are \$10,000.

/continued . . .

Clause #3 Continued

(Employment figures are tabulated below):

Employment Created

	Local Initiatives	Employment Loans	Total
Number employed (10 March 1972)	403	139	542
Number of those hired from Welfare Rolls	53	0	53
Number of those with Certificate of Opportunity	35	0	35 *
Estimated man-month of employment (to 31 May, 1972).	1,800	500	2,300

(* In addition Nine (9) Certificate of Opportunity people are employed in jobs other than Local Initiatives and Employment Loan Projects)."

Your Board forwards this report of the City Engineer for the INFORMATION of the Council.

CONSIDERATION:

4. Proposed Summer Employment Project - Chinatown Sidewalks

The City Engineer reports as follows:

"PROPOSAL

A proposal has been received for a project which would employ thirty Chinese students under a federal work grant to renew the sidewalks in Vancouver's Chinatown. The Chinese Business Association would be asked to be sponsor for the federal project.

The sidewalks on both sides of Pender Street from Carrall Street to Gore Avenue would be completely renewed. The project would supply the labour of the thirty students and 10% of the material. The City would be asked to supply the balance of the materials, all tools and equipment, some skilled labour, and technical supervision.

The proposal also asks that, to complement the sidewalk renewal, the undergrounding of wires be given top priority under the new Provincial program. This is being reviewed and if approved by the City, B.C. Hydro and the province to proceed, will not affect the sidewalk.

COST

The share of the project to be contributed by the City is estimated to be about \$25,000, and more if a special sidewalk finish or material were decided upon. This estimate is based on making maximum reasonable use of the 'free' hand labour. In addition to the items listed above, however, it is assumed that the City would supply cement finishers, since this is a skill not likely to be found among the students.

LOCAL IMPROVEMENT

On Theatre Row and on the Granville Street Beautification projects, the renewal of sidewalks was included in the Local Improvements and shared between the abutting properties and the City at large on the basis established in the Local Improvement Procedure By-Law. Gastown and Hastings Street beautification projects will have sidewalks renewed on a local improvement basis.

/continued . . .

Clause #4 Continued

On this same basis, the estimated costs of the proposed project (and, for comparison, the 'normal' costs of this width of walk) are:

<u>Costs of Sidewalk</u>	<u>Proposed Project</u>	<u>Normal Costs</u>	<u>'Beautification' Costs</u>
Property Owners, per front foot:			
Annual rate (15 years)	\$ 1.05	\$ 1.50	
Single payment cost	\$ 8.50	\$12.00	
City-at-large	\$4,000	\$ 5,500	

DISCUSSION

The walks in this section of Pender Street are sixty and more years old and below average condition. Their renewal would be an improvement. The work would be done at a saving to both the Property Owners and the City-at-large when compared to normal beautification costs.

On the other hand, there would be difficulties in carrying out the project with a crew made up partly of City employees and partly of employees of the sponsoring association. Questions of responsibility and liability will arise. In such a congested location, an experienced and well-knit crew would be better able to minimize disruption to pedestrian and vehicular traffic.

Also, on such a project there will probably be days when work is interrupted by weather, to allow other related work (such as renewal of underground services), or simply by the staging of the work. A City crew could simply be put to other work, but the students would have to be laid off.

The proposal has been discussed with the Outside Union who have stated that they are opposed to it. The project would employ non-union students working at wages below those paid City employees.

The proposal has been discussed with the Department of Planning and Civic Development, and they advise that it is their immediate intention to commence negotiations with the Chinese community on a beautification program which will be studying the improvement of Pender Street and adjoining properties along standard beautification lines and linking this into proposed future development in the Pender/Keefer Diversion area. The route is part of a proposed pedestrian walkway in the historic precinct.

It is their view that the sidewalk program proposed would precommit them to an improvement program which might not be in line with overall desires for street beautification and might impede or be at cross-purposes with ultimate improvements to sidewalks, street furniture, etc.

CONSIDERATION

This proposal is advanced for the consideration of the Council. It is suggested that, if approval of the sidewalk renewal project is given, it should be subject to:-

- (a) Federal approval of the work grant;
- (b) approval of the Local Improvement; and
- (c) arrangements satisfactory to the Corporation Counsel as to liability."

Your Board submits this matter to Council for its CONSIDERATION.

SOCIAL SERVICE AND HEALTH MATTERS

INFORMATION

1. Odors - West Coast Reduction Ltd.

Council at their October 19, 1971 meeting dealt with a Board of Administration report with respect to odors from West Coast Reduction Ltd., a rendering plant at 105 North Commercial Drive. Mr. A. C. Pritchard appeared on behalf of the petitioners and a letter from the Grandview Woodland Area Council was presented supporting the petitioners. Subsequently, Alderman Hardwick made the following motion:

'THAT the Board of Administration report be received and the Director of Permits & Licenses be requested to report to the Council on the situation after the installation is completed, being approximately March 1, 1972.'

The Director of Permits & Licenses reports as follows:-

"Alterations to the plant have been made and odor controlling equipment has been obtained. The installation is very near completion and I am informed that it should be in operation by March 20, 1972."

Your Board submits the report of the Director of Permits and Licenses for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 336

BUILDING AND PLANNING MATTERSRECOMMENDATIONS1. Public Housing

The Director of Planning and Civic Development and the Director of Finance report as follows:

"A letter dated March 8, 1972 to the Board of Administration from Mr. G.W. Carlisle, Director of Finance and Administration, Greater Vancouver Regional District, has been received. This letter includes advice that the Greater Vancouver Regional District Board agreed that a by-law should be prepared which would authorize the District to assume the liability for the municipal share of rental subsidy on existing public housing units built by member municipalities under Section 35A of the National Housing Act. The letter requests also that the City inform the Regional District of its expected 1972 share of the rental subsidy on existing public housing units and states also that the agreement of Council will be required if the district is to assume this liability. Copy of Mr. Carlisle's letter is attached.

It will be recalled that Council on August 24, 1971, adopted recommendations on this matter including a request to the Greater Vancouver Regional District to assume, as early as possible, the rights, obligations and liabilities of the City of Vancouver for all existing and approved Federal/Provincial public housing within the City.

Existing public housing projects in the City contain a total of 2,379 units. The estimated Municipal share of rental subsidies for 1971, payable in 1972, is \$229,042. There are two approved projects. FP 18 (Champlain Heights) contains 100 units and is now under construction and FP 19 (Oppenheimer Lodge - 144 units) is expected to go to tender shortly. There will be no operating losses for the year 1971 in respect to these two projects.

In regard to FP 19 (Oppenheimer Lodge), Provincial approval was obtained subject to the City assuming the full costs of food services and undertaking the management of the hostel. In addition, the City and the Senior Governments agreed on the principle that the tenants would be permitted to participate in the management of this project. The design of this project has, by agreement between the City and the Senior Governments, been changed to eliminate the communal feeding arrangements and to include for cooking facilities in the individual units. The requirement that the City assume the food services costs therefore, no longer applies. In regard to management, as this project is now similar to other Federal/Provincial housing projects, management can be undertaken by the B.C. Housing Management Commission in the same way as for other public housing projects now under management.

It is presumed that the Greater Vancouver Regional District will now be represented on the B.C. Housing Management Commission and that it will therefore be no longer necessary to have a representative of the City of Vancouver as a member of the Commission.

It is recommended therefore:

- (a) THAT the City request the Greater Vancouver Regional District to assume the rights, obligations and liabilities for the existing public housing in the City
- (b) THAT the City request the Greater Vancouver Regional District to assume the rights, obligations and liabilities of the two approved projects.
- (c) THAT the Greater Vancouver Regional District be requested to pass on to the B.C. Housing Management Commission, a request that arrangements be made to permit tenants to be involved in the management of the FP 19 (Oppenheimer Lodge) project."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development and Director of Finance be approved.

(Copies of Mr. G.W. Carlisle's letter dated March 8, 1972, are circulated for the information of Council.)

2. The Construction of a One Storey Addition
to the Existing Bottling Plant (Coca Cola)
at 1818 Cornwall Street

The Director of Planning and Civic Development reports as follows:

"Wometco (B.C.) Ltd. have filed Development Permit Application No. 58132 to construct a 100.33' x 110.17' one storey addition on vacant land at the south-west corner of the site occupied by an existing Bottling Plant.

The site is located in an M-1 Light Industrial District and is bounded by Cornwall Street, Chestnut Street, York Street and Cypress Street.

Under the terms of an agreement between the owners of the property and the City, which was prepared in 1940, the rezoning of the site to an M-1 Light Industrial District was affected subject to certain conditions, one of which being:

'Entrances and exits for loading and unloading of goods, wares, or merchandise shall be constructed on the east side of the building and no further entrances or exits for loading or unloading shall be constructed without the prior approval of the Grantee (City).'

The development as proposed would provide for a truck vehicular access from Cypress Street contrary to the Condition as originally set out in the agreement referred to above. The access would be used for vehicular ingress only and would be located 146' south from Cornwall Street. It is noted that there are other industrial developments (Bekins Moving and Storage) in the area which presently have vehicular access from Cypress Street.

The crossing would be used by trucks that would enter the building from Cypress Street for loading and then exit over an existing crossing onto Chestnut Street.

The Technical Planning Board were prepared to approve this Development Permit Application subject to a number of conditions and subject to the agreement between the owners of the property and the City being amended by City Council to permit vehicular ingress to the site from Cypress Street."

Your Board concurs with the recommendation of the Technical Planning Board and RECOMMENDS that the Corporation Counsel be instructed to prepare an amendment to the existing agreement and that the Mayor and City Clerk be authorized to issue said amendment to permit vehicular ingress to the site from Cypress Street.

FOR COUNCIL ACTION SEE PAGE(S) 337

LICENSES AND CLAIMS
MATTERS

RECOMMENDATION:

1. Re Private Hospital Cases

The Corporation Counsel reports as follows:

"On February 10th, 1972, we proceeded to trial on the Parklane Hospital case as a test case on the question of the City's liability to pay the difference between the rate established by the Hospital from March 1st, 1968 to date, and the rate set from time to time by the Provincial Government.

The judgment allowed the claim for the period of March 1st to September 18th, 1970, on the basis of the decision in the Surrey case. But the claim subsequent to that date was dismissed on the grounds that an Order-in-Council on September 18th, 1970, effectively barred any further recovery.

However, a further order in November, 1971, suggested that the entire claim was prohibited. In effect, this had a retroactive effect. The Court held that order as beyond the powers of the Cabinet and this argument was therefore unsuccessful.

The amount of the judgment was \$57,524.95. We will be proceeding to trial on April 4th on the other eight claims and, since the facts are the same, it is anticipated that they will receive judgment on the basis of the Parklane case. The amount involved in these claims is approximately \$250,000.00.

I am informed that it is likely Parklane Hospital will appeal the decision on the basis that the trial judge was wrong in holding the 1970 order as being valid. If such is done, I would recommend that I be given authority to cross-appeal on such grounds as I find have merit."

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted by Council.

FOR COUNCIL ACTION SEE PAGE(S) 337

FIRE AND TRAFFIC
MATTERS

RECOMMENDATION:

1. Proposed Fire By-law Amendment
Re Restaurant Ventilating &
Fire Extinguishing Systems

In response to Deputy Mayor E. Broome's inquiry and the direction of the Board of Administration to explore methods of controlling fire hazards associated with restaurant cooking appliances and ventilating canopies and ducts, the Fire Chief reports as follows:

"An examination of the fire hazards associated with commercial cooking indicates that unless grease extractors are regularly cleaned and the area surrounding cooking equipment is maintained free from grease accumulations, a serious fire hazard will remain regardless of the installation of automatic control features.

Effective control of this hazard requires frequent inspections to police cleanliness and ensure that all equipment is maintained in good working order.

Communications were received by the City Clerk's office regarding this subject from the Canadian Underwriters' Association and Independence Insurance Conference (copies attached) with the suggestion that the City of Vancouver pass a by-law similar to that adopted by the Corporation of the District of Burnaby.

'Restaurant type cooking appliances such as deep fat fryers, grill and broilers shall be provided with an approved exhaust ventilating system. Approved fixed pipe fire extinguisher system shall be installed in exhaust duct systems not equipped with a listed grease extractor.'

With respect to new installations, the City Building Inspector advises that the new proposed Building By-law will be submitted to Council in about a month's time.

Included in the by-law will be the requirement that the design and installation of commercial kitchen ventilation systems shall be in accord with Pamphlet 96-1969 of the National Fire Protection Association.

It is the considered opinion of the Fire Chief and the City Building Inspector that the Burnaby By-law quoted, which is generally in line with the recommended standard in Pamphlet 96 of the National Fire Protection Association, is acceptable to deal with existing installations, with the added provisions in the by-law for requiring regular cleaning of grease extractors and other equipment.

The Fire Chief recommends that Council consider amendments to the Fire By-law to provide control of this hazard."

Your Board RECOMMENDS the recommendation of the Fire Chief be approved, and an amendment to the Fire By-law be considered this day under "By-laws".

INFORMATION:

2. Letter From B. Simpson Re:
Traffic Fatality, 4th Avenue
and Larch Street

The City Engineer reports as follows:

"This report refers to the request of Bernard Simpson (Barrister and Solicitor) that his letter, addressed to His Worship the Mayor with details pertinent to an inquest of a traffic fatality at 4th Avenue and Larch Street, be read before Council. (Copies of letter are circulated for Council's information.)

The victim, Mark Jeffrey Wilson, age 21, was struck at approximately 6:53 p.m. on December 16, 1971 as he crossed 4th Avenue from south to north in the easterly unmarked crosswalk at Larch Street.

The Coroner's Jury's verdict and recommendations were that the death of Mark Wilson was accidental but in view of the history of traffic fatalities at this intersection that additional street lighting be erected on the southwest corner of 4th Avenue and Larch Street and that existing street lighting be more carefully maintained. The Jury further recommended that the police should be made more aware of the dangers of travelling at the posted speed limit under adverse weather conditions.

After consideration of the details of the accident, on January 20, 1972 we advised the Coroner that no further action from a Traffic Engineering standpoint appeared necessary.

Mr. Simpson's letter makes reference to testimony given at the inquest that 'the lamp standards on two of the corners were not working' (at the time of the accident). The lights were checked and found to be operating after the accident was reported. Our records show that no trouble was reported or repairs made on these lights from before the date of the accident, until the check was made after the accident.

With regard to the adequacy of the lighting, 4th Avenue in this area is illuminated by 400 watt mercury vapour lights which provide lighting to the level recommended by the Canadian Standards Association. This level has been adopted by cities across Canada for similar major streets.

Mr. Simpson, who represented the driver of the vehicle involved in the fatality, referred to extracts of a Mrs. Fairey's letter, dated December 21, 1971, addressed to the Coroner, indicating she has lived in the neighbourhood since 1946 and is aware of 12 people who have been killed at this intersection. Mr. Simpson's letter continues, 'that three fatal accidents have occurred since 1967'.

Our accident records do not substantiate these figures. Mrs. Fairey was contacted by telephone, and she explained that her statistics are from memory only. It appears that her recollections of fatalities are based on occurrences close to Larch Street. Our records show that in the past 22 years there have been 5 pedestrian fatalities on 4th Avenue in the four blocks between Macdonald and Balsam.

Our records also show that at the intersection of 4th Avenue and Larch Street ten pedestrian accidents have occurred since our records began in 1949, only two of which resulted in pedestrian deaths; one in 1962 and the recent accident on December 16th, 1971.

Our correspondence with Mrs. Fairey in 1967, referred to by Mr. Simpson, was initiated by a telephone request from her for a flashing beacon signal installation at 4th Avenue and Larch Street when she expressed concern for the difficulty in crossing 4th Avenue. We advised her in our letter that further controls were not warranted on the basis of the accident record but that we would keep the intersection under review. The recent fatality was the first pedestrian accident recorded since that time.

/continued . . .

Clause #2 Continued

It should be noted that in March, 1971 a pedestrian actuated signal was installed on 4th Avenue at Vine Street (2 blocks to the east of Larch and in the centre of the commercial development) which not only provides for pedestrian crossing at that point but also assists crossing at adjacent intersections by creating gaps in the major traffic flow on 4th Avenue."

Your Board submits the matter to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 337

Board of Administration, March 17, 1972 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATIONS

1. Kerrisdale Arena - Replacement of Ice Making Equipment

The Director of Finance reports as follows:

"The Kerrisdale Arena is operated by the Kerrisdale Community Centre Society under an agreement with the City of Vancouver. Under this agreement operating surpluses are deposited In Trust with the City and are to be used for major repairs, painting, improvements or additions to the arena building, including parking facilities.

The expenditure of the moneys requires the approval of the Board of Parks and Public Recreation and the Board has approved a total of \$38,100 for replacement and increased capacity of ice making equipment and other items, as requested by the Society.

The agreement between the Society and the City limits annual expenditures from the Reserve to a total of \$10,000. However, I am advised that the reason for this limit was to ensure that there would be sufficient funds when needed to pay for the work now approved which is necessary at 20 to 25 year intervals so that the ice arena can continue to function.

The balance in the fund is \$54,797 and Council approval to an expenditure in excess of the \$10,000 annual limit is requested by both the Board of Parks and Public Recreation and the Society so that the work referred to above can be financed out of the fund. Under the circumstances it is recommended that Council approve the expenditure of \$38,100 for replacement and expansion of the ice making equipment from the Kerrisdale Arena Replacement Fund as requested by the Board of Parks and Public Recreation and the Kerrisdale Community Centre Society."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be adopted.

2. Collections Policy - Vancouver Museums and Planetarium

A report on a 'Collections Policy' for the Museums and Planetarium Department is circulated to Council.

The report sets out the recommended collections policy based upon the resolutions of Council concerning the purpose of the Centennial Museum, Maritime Museum and Planetarium.

Your Board has reviewed this collection policy with the President of the Vancouver Museums and Planetarium Association, and it has been agreed that this policy be incorporated into the agreement now being prepared as a basis for the operation of the Museum complex by the Association, and accordingly your Board recommend that the document be attached to the agreement as an appendix.

SUMMARY OF RECOMMENDATIONS

Your Board RECOMMEND that:

- (i) City Council adopt the collections policy for the Vancouver Museums and Planetarium;
- (ii) the collections policy be incorporated into the agreement now in course of preparation concerning operation of the complex by the Vancouver Museums and Planetarium Association.

3. Purchase of Spanish Armour from Museum Trust Account

The Museums Manager reports as follows:

"A fine set of Spanish style dress armour is currently available for the Museums to purchase. This armour could be used in a new Museum display nearing completion, entitled Exploration and Settlement. It would make a striking presentation in which the important role Spain played in the development and early exploration of the West Coast could be depicted. The armour consists of the following:

1 breastplate c 1800
1 backplate
1 halberd
1 sword
1 helmet c 1600s

These are available to us from a local antique dealer at the cost price of \$350 plus 5% sales tax, that is \$367.50.

Money for this purchase is available in the Museum Trust Account, which is for the time being under the direct auspices of City Council.

Accordingly, I recommend

That funds be approved for the purchase of this material for use in the Exploration and Settlement Gallery in the Centennial Museum."

Your Board RECOMMENDS the foregoing report of the Museums Manager be adopted.

INFORMATION

4. Museums Department - Reorganization and Operation

Council on December 21, 1971 gave consideration to the reorganization of the Museums Department and at that time resolved, among other things, that

"the Council turn over the Museums operation to the Vancouver Museums and Planetarium Association, effective April 1, 1972;"

"the Board of Administration commence all necessary negotiations forthwith;"

"agreement be drawn up in due course with the said Association, satisfactory to the Board of Administration and the Corporation Counsel;"

Negotiations are proceeding in this matter, however, in view of the detail involved in drawing up an agreement satisfactory to all parties, additional time beyond the effective date of April 1st will be required. It is suggested the Board undertake to complete negotiations as soon after April 1 as possible, and report back to Council on the effective date of execution of the new Agreement.

5. Exemption of U-Drive Parking Lots from Business Tax

The Corporation Counsel submits the following report:

"On March 2, 1972 Council, sitting as the Business Tax Court of Revision, asked that I report on the reason why parking areas reserved for U-drive vehicles are exempt under section 34(3) of the Business Tax By-law.

(Cont'd.)

Board of Administration, March 17, 1972 (FINANCE - 3)

CLAUSE NO. 5 (continued)

In 1968 the Finnis Report was filed with Council. This report was a review of the whole revenue and regulatory aspects of licensing and business tax in the City. In the next year and one-half Council met on many occasions to consider the report and the various reports of City officials commenting on the Finnis Report.

The Finnis Report recommended a \$5 per vehicle fee for U-drives, but your officials recommended that the fee be \$20 per vehicle, and that was the amount that was finally adopted by Council and incorporated in the Vehicles For Hire By-law. Your officials felt that the number of vehicles in operation, rather than the size of the parking lot, more closely reflected the size and extent of the business. In other words, the business tax revenue aspect from vehicles for hire is presently contained in the license fee charged under the Vehicles for Hire By-law, rather than the Business Tax By-law."

Your Board submits the foregoing report of the Corporation Counsel for Council's INFORMATION.

INFORMATION AND CONSIDERATION

6. Pacific National Exhibition - 1972 Operating and Capital Budgets

The following report has been received from the Director of Finance:

"The operating and capital budgets of the P.N.E. for 1972 have been received and a detailed copy is on file in the City Clerk's Office.

Summary of the Operating Budgets
for Years Ending Sept. 30

	<u>1971 Budget</u>	<u>1971 Actual</u>	<u>1972 Budget</u>
Revenues (Exhibit A)	\$ 4,845,981	\$ 5,088,864	\$ 5,054,325
Expenditures (Exhibit B)	<u>4,330,061</u>	<u>4,402,354</u>	<u>4,658,329</u>
Net Surplus	\$ 515,920	\$ 686,510	\$ 395,996

Under the terms of the agreement between the City and the P.N.E. the operating and maintenance budget is submitted to Council for INFORMATION.

Capital Improvements Budget 1972

The proposed P.N.E. capital budget consists in summary of the following items. The detailed explanations as supplied by the P.N.E. are attached as Appendix I to this report.

	<u>Notes</u>
Administration building renovations	\$230,000 (1)
Forum renovations	72,012 (2)
B.C. Pavilion	21,600
New gates and entrances	60,000
Gayway ticket office	5,000
Fire hydrant	4,500
Electrical	12,000
Leasehold improvements from 1971	<u>27,900</u> (3)
Total	\$433,012
Additional expenditures on equipment	<u>99,350</u>
Grand total capital expenditures	\$532,362

(Cont'd.)

Board of Administration, March 17, 1972 (FINANCE - 4) 370

CLAUSE NO. 6 (continued)

Notes

- (1) \$100,000 of the \$230,000 was approved by Council Feb. 1/72
- (2) \$ 72,000 of the \$72,012 " " " " Feb. 1/72
- (3) Approved by Council last year but not expended.

The P.N.E. advises that the funds required for the Capital improvements budget will be provided for out of the operations of the P.N.E.

The above 1972 capital budget is submitted to Council for CONSIDERATION, with the exception of the noted items which have prior Council approval."

Your Board submits the 1972 operating budget of the P.N.E. for INFORMATION and the 1972 capital budget of the P.N.E. for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 338

BOARD OF ADMINISTRATIONPROPERTY MATTERSMARCH 17, 1972CONSIDERATION AND RECOMMENDATION

1. Sale of City-Owned Lots 3, 4 & W.2/3rds of 5, Block 39, D.L. 200A, Situated S/S 6th Avenue, between Scotia and Brunswick Streets - Zoned RM-3

The Supervisor of Property and Insurance reports as follows:-

"The attached letter addressed to His Worship the Mayor and members of the Council has been received from the Mount Pleasant Branch, No. 177 Royal Canadian Legion. They wish to purchase City lands for development of a Senior Citizens' low-cost housing project. Their offer is submitted in the amount of \$28,000.00 which represents the 1971 assessed value for general purposes of the lots in their present subdivided form, less an amount equal to the additional cost of construction, as a result of the site being an old filled ravine and the necessity of bridging an abandoned sewer.

Their letter further requests City Council to authorize its officials to negotiate for assistance in accordance with Council's action of October 5th, 1971, regarding the 5-year "million dollar" plan for senior citizens' housing.

Respecting this request, Council, on February 23rd, 1972, referred to Standing Committee on Planning and Development a report from the Director of Planning which dealt with the "one million dollar revolving fund for financing and provision of sites and construction of low rental and senior citizens' housing included in the 1971-75, 5-year plan."

The site has been recommended for sale to the Mount Pleasant Branch No. 177, Royal Canadian Legion for senior citizens' development in accordance with the Elderly Citizens' Housing Act by the Planning Department, subject to:-

- (1) the consolidation of the City lands into one parcel.
- (2) the existence of an abandoned 15" diameter sewer (storm) presently crossing Lots 3 and 4.
- (3) a sewer and drainage easement over the West 5 feet of Lot 3.
- (4) that the purchasers first satisfy themselves regarding soil conditions in view of the past filling operation.

The total site size is 132' x 122' creating 16,104 square feet. It is estimated that the site may provide approximately 30-35 senior citizens' units.

Council's policy, December 5th, 1967, respecting the sale of City-owned lands for non-profit senior citizens' development is:-

(Continued)

Clause No. 1 (Continued)

"City lands be made available at a price of the assessed value based on subdivided lots as determined for general purposes, set out under Section 342 (1) of the Vancouver Charter. The purchaser is to have the right to apply for a grant in lieu of taxes upon commencement of construction."

This policy, when applied against the site, creates the following situation:-

(1)	1971 assessed value for general purposes on an individual lot basis (assessed on the basis of a single family use):	\$28,000.00
(2)	However, a condition of the sale requires consolidation of this site, and the indicated 1971 assessed value for general purposes on a consolidated basis is estimated to be (assessed on the basis of apartment use):	\$51,480.00

These variances in assessed value have the following effect:-

(1)	estimated land cost per unit based on individual lot assessment:	\$ 850.00 per unit.
(2)	estimated land cost per unit based on consolidated site assessment:	\$ 1,500.00 per unit.

Central Mortgage and Housing Corporation have recently advised that the current average land cost for senior citizens' developments run at approximately \$1,100.00 based on an average unit size.

As can be seen from the foregoing, current Council policy, as interpreted, would require the land to be sold for \$51,480.00, less consideration for additional costs of construction due to special soil conditions, and only Council can alter the interpretation of this policy.

The market value of the site is estimated at \$80,000.00 and a sale at \$51,480.00 would represent a City capital subsidy of \$28,520.00, to which must be added the City's annual subsidy equal to taxes so long as the project exists.

CONSIDERATION:

The sale of City-owned lands, Lots 3, 4 and the West 2/3rds of 5, Block 39, D.L. 200A to the Mount Pleasant Branch No. 177, Royal Canadian Legion, for development of a senior citizens' low-cost housing project.

RECOMMENDATION:

(1) In the event that Council gives the Legion's request favourable consideration, it is RECOMMENDED that the land be sold to them at a price to be negotiated, based on Council's direction, taking into account the additional cost of construction due, to the peculiarities of the site, subject to the lands being developed in accordance with the Elderly Citizens' Housing Act. The results of such negotiations are to be reported back to City Council.

(Continued)

Board of Administration, March 17, 1972 . . . (PROPERTY MATTERS - 3)

Clause No. 1 (Continued)

(2) If the Mount Pleasant Branch of the Legion wishes help to finance the project then the City's usual terms of 1/4 down with the balance payable in 3 equal instalments, semi-annually at 9% for the land might meet the needs of the Legion. City Council is requested to give authority to its officials to discuss the matter of financing referred to by the Legion and report back."

Your Board submits the foregoing report of the Supervisor of Property and Insurance for CONSIDERATION and RECOMMENDATION.

2. Georgia Viaduct Replacement
274-278 Union Street and 809 Gore Avenue and Direct Sale of City-owned Lot 14, Block 20, D.L. 196

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Council Resolution of October 19th, 1971, dealing with Item 6, Board of Administration, Property Matters, dated October 15th, 1971, wherein expropriation of Lots 30 and 31, Block 21, D.L. 196 was authorized.

This property is located at the South West Corner of Union and Gore Streets and under the original viaduct alignment would have been required for the westbound ramp, but is now to form part of the landscaping and beautifications.

During earlier negotiations, there had been discussions wherein the owner had indicated he desired to relocate his laundry business in the immediate vicinity. The City owns two single lots on the North side of the 200 Block Union Street and it was suggested that if he were able to acquire a property adjoining one of the City lots, the City would give consideration to selling their lot for consolidation into a 50' site. In February, 1970, City negotiators had offered the owner the sum of \$55,000.00, representing land and building value for Lots 30 and 31, plus an allowance for actual moving cost, etc. and had suggested a value of \$9,000.00 for the City-owned 25' Lot 14 on a comparative basis.

Negotiations with the owner's solicitor have been continued in an effort to reach a settlement. To date no agreement has been reached as to compensation but the owner has been actively proceeding with plans for relocation. He advised that agreement was reached on the purchase of Lot 15, Block 20, D.L.196, being 231 Union Street but that they required an advance payment of \$15,500.00. As the owner of the laundry did not have the required funds and in order to assist him in his relocation, arrangements were made to advance this sum after receiving and registering a Deed in favour of the City for Lots 30 and 31, Block 21, D.L. 196. The intention is to demolish the existing tenement, acquire the adjoining lot from the City and consolidate the two lots into one parcel for construction of his new premises.

(Continued)

Board of Administration, - March 17, 1972 . . . (PROPERTY MATTERS - 4)

Clause No. 2 (Continued)

The City owns Lot 14, Block 20, D.L. 196, which is vacant and has been withheld from sale. The Director of Planning has recommended that Lot 14 be released for sale to the adjoining owner for consolidation to form one site for construction of the intended laundry development.

It has been proposed, without prejudice, to either party that:

- (1) City Council give consideration to selling Lot 14, Block 20, D.L. 196 to the owner of adjoining Lot 15 without prior advertising. The price of Lot 14 to be \$9,000.00 if a settlement is reached for the purchase of his Lots 30 and 31 on the basis of \$55,000.00 for land and buildings.

If a settlement is negotiated in excess of \$55,000.00, the City will increase the price on Lot 14 proportionately. If a settlement cannot be reached and arbitration proceedings become necessary to determine compensation, the City reserves the right to arbitrate the sale price of Lot 14 coincidentally with the arbitration on Lots 30 and 31.

- (2) The date of adjustment for taxes, etc. would be the date the City takes over physical possession of the expropriated property.
- (3) The above arrangements would call for the early construction of the new laundry building and the vacating of the present premises.

The Supervisor of Property and Insurance and the City Solicitor have jointly reviewed the above and believe it is in the City's interest to give this assistance to the owner to help him relocate so that vacant possession of his property may be obtained as quickly as possible and the landscaping of the Viaduct may be completed.

CONSIDERATION:

The matter of the direct sale of Lot 14, Block 20, D.L. 196 to the owner of the adjoining Lot 15 is placed before Council for its consideration. In the event that it is given favourable consideration it is,

RECOMMENDED:

That Lot 14, Block 20, D.L. 196 be conveyed to Harry Yuen on the terms and conditions as set out in 1 to 3 above."

(Attached for the information of Council is a letter from the Board of Parks & Public Recreation relating to this same matter)

Your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for their CONSIDERATION and RECOMMENDATION.

Board of Administration, March 17, 1972 . . . (PROPERTY MATTERS - 5)

INFORMATION

3. Demolitions

The Supervisor of Property and Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contracts to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City to Pay</u>	<u>Code No.</u>
1633 Napier St. Lot D, Block 28 D.L. 264A	Britannia Community Services Centre	Litchfield Bulldozing Limited	\$ 795.00	531/1214
2360 S.E. Marine Drive, Block 2, D.L.258 & 329	Replotting Authority to demolish B/A P.M. Feb.11/72 R/C Feb.15/72	S. Kelly	\$1,750.00	4902/30

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 338-339

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STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

March 9, 1972

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, March 9, 1972, at 2:15 p.m., in #3 Committee Room, East Wing, City Hall.

PRESENT:

Alderman Bird (Chairman)
Aldermen Adams, Broome, Calder, Hardwick,
Linnell, Phillips, Rankin, and
Sweeney.

ABSENT:

His Worship the Mayor
Alderman Wilson (Civic Business)

1. The Minutes of the meeting of February 10, 1972, were adopted.

The following recommendation of the Committee is submitted to Council.

RECOMMENDATION

2. Britannia Community Services Centre

In August, 1971, Britannia Design submitted to your Committee a preliminary report on work done by that group to that date.

At this meeting, Britannia Design submitted, in completion of their work, their report #2 (Summary).

The consultants with the assistance of slides and charts advised of the detail of the recommendations made by the group and by oral report advised how they had collected the data and information on which they based their recommendations.

Mr. John Minichiello, representing the Britannia Advisory Committee, spoke to the Committee members present in support of the recommendations contained in the consultants' report.

The Assistant Director - Civic Development pointed out to the Committee that the following should be given seriously consideration in furthering the project: the need for one architect for all of the design, the use of management contract which could cut five (5) months off the completion date, funds available do not allow for the inclusion of the ice-rink. The Assistant Director - Civic Development suggested the acquisition of the land for the rink at this time with the development of the rink at a later date when funds are available.

Your Committee discussed the matter at some length and

RECOMMENDS that the report of the Board of Administration dated March 3, 1972, entitled 'Britannia Community Services Centre' be adopted after amendment to remove all references to the development of the ice-rink in the Britannia Community Services Centre, and that the report be referred to the School and Park Boards for their approval.

FURTHER RECOMMENDS that the Board of Administration report back to Council on the matter of source of funds for the purchase of land for the development of the ice-rink at a later stage.

The meeting adjourned at approximately 3:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 340